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Redevelopment Board Minutes 03/29/2004

Arlington Redevelopment Board
Minutes of March 29, 2004

Members Present: Ed Tsoi
Lynne Lowenstein
Roly Chaput
Nora Mann
Barry Faulkner

Also Attending: Kevin J. O'Brien, Secretary ex officio
Joey Glushko, Planner

Ed Tsoi called the meeting to order at 7:30 p.m. and opened the public hearing for a special permit to locate a wireless communications facility at 231 Massachusetts Avenue. Atty. Curtis Connors represented the applicant, AT&T, and described the installation. Ed Tsoi asked that the antenna be moved down from the top of the wall on which it is mounted in order to minimize shadows. Barry Faulkner responded to a letter from a citizen objecting to such antennae in residential areas. Barry Faulkner pointed out that the Town Meeting voted three times about where antennas should be allowed and indicated that it wants them on existing structures, and the proposal before the Board is consistent with the Town Meeting decisions. Ed Tsoi asked about the large mounting bracket and Curtis Connors responded that he would see if it were possible to reduce the size of the bracket by eliminating the pipe between the panel and the wall. Eleanor Charlton of 17 Everett Street asked about the exposure to harmful radiation, and Curt Connors replied that the antenna produced 1% of the allowable radiation. The applicant was reminded to place warning signs as required near the antenna.

Nora Mann moved and Roland Chaput seconded that the Board grant the special permit subject to the conditions in the report of the Planning Director and subject to a modified mounting bracket being used that meets the approval of the Director of Planning and Community Development. The Board voted 5 to 0 in favor.

At 8:15 p.m., Ed Tsoi opened the public hearing for a special permit to locate a wireless communications facility at 215 Massachusetts Avenue. Adam Braillard representing T-Mobile described the proposed facility. The cable to connect the facility to the power source in the basement is directed down the outside of the building near another conduit that serves an existing antenna on the building. Adam Braillard indicated that the new conduit could be moved close to the existing one in order to improve its appearance. The Board requested and the applicant agreed to the same two modifications in the placement of the antenna panels (lower than the roofline and with a smaller mounting bracket) subject to the approval of the Planning Director. The applicant was reminded to place warning signs as required near the antenna.

Roland Chaput moved and Nora Mann seconded the motion that the permit be approved subject to the conditions in the Planning Director's report and subject to the condition that the panels be moved below the roofline and the mounting brackets be modified and be subject to the approval of the Planning Director. The Board voted 5 to 0 in favor.

The Board briefly spoke about the zoning articles until it was time for the next hearing.

Shortly after 8:45 p.m., Ed Tsoi opened the continued hearing on the proposal to construct condominiums at 19R Park Avenue. Richard Keshian, Atty., Edward Hovsepian, George Gately and Ken Larson, architect, appeared before the Board. Ken Larson explained that they no longer proposed housing on the corner of Lowell St. and Park Ave. and that they had eliminated two more units in the large building in order to provide a slanted roof on either end of the building. He indicated that the base of the building is brick and the siding was clapboard and shingle. They must remove two feet of soil from the site. The entrance on Lowell Street will be two-way and the entrance on Park Ave. will be right turn in and right turn out only.

David Mann worried that the building would block the sun from his house. Ed Fitzgerald asked how one gets into the site if coming south on Park Ave. It was pointed out that a person would have to drive to Lowell St., take a left onto Lowell St., and turn left into

the site from there. Barry Faulkner pointed out that the angle parking on Park Ave was more of a problem than taking a left turn into the site. Ed Hovsepian pointed out that many more people turn left into the gas station already. Peter Szerlag asked about access to the bikeway. Ken Larson explained that it was accessed by a gate with a key near the garage entrance. Two neighbors asked about the height and why it couldn't be just two stories. Ken Larson indicated that they needed enough units to make it economically viable and that they had reduced the appearance of the height at the end near houses on the west end.

Ed Tsoi asked that at the next meeting the applicant:

1. Do a shadow study – four seasons.
2. Show neighbors' houses on the drawings.
3. Show the final grading on the plans.
4. Bring an updated model.
5. Study the entrance and exit of the site including left turns from Park Ave.
6. Include the bikeway on the model.

The hearing was continued to 7:00 P.M. on April 21.

The Board then discussed the zoning warrant articles and voted as follows:

Article 5	5 to 0 in favor (with some minor changes as shown in draft report)		
Article 6	postponed consideration regarding the front setback requirement		
Article 7	5 to 0 in favor		
Article 8	5 to 0 in favor of changes as shown on the map		
Article 9	5 to 0 no action	Article 12	5 to 0 no action
Article 10	5 to 0 no action	Article 13	5 to 0 no action
Article 11	5 to 0 no action	Article 14	5 to 0 no action

The meeting adjourned at 10:40 p.m.

Respectfully submitted, Kevin O'Brien